



THE PLANNING BOARD OF EFFINGHAM COUNTY , GA
APRIL 23, 2018

I. CALL TO ORDER

Chairman Dave Burns called the meeting to order.

II. INVOCATION

Board member Alan Zipperer gave the invocation.

III. PLEDGE TO THE FLAG

Chairman Dave Burns led the pledge.

IV. AGENDA APPROVAL

Chairman Dave Burns asked if there were any changes to the agenda. Mrs. Juanita Golden made a motion to approve the agenda as read. Mr. Brad Smith seconded the motion. The motion carried by unanimously.

V. APPROVAL OF MINUTES

Chairman Dave Burns asked if there were any corrections or additions to the March 26, 2018 meeting minutes. Mr. Alan Zipperer made a motion to approve the minutes as read. Mr. Peter Higgins seconded the motion. The motion carried by unanimously.

Members Attending: Mr. Alan Zipperer, Mr. Dave Burns, Mr. Brad Smith, Mr. Peter Higgins, Mrs. Juanita Golden

Members Absent:

Staff Present: Mr. RC Barenchik, Zoning Administrator, Mrs. Kayla Phillips, Planning Board Secretary, Mr. Steve Davis, County Administrator

Persons Attending: Mr. Ernest Slater, Mr. Raymond Oldland, Mr. Tim Webber, Mrs. Sharon Moore, Mr. Murray Marshall, Mrs. Cindy Harper, Mr. J. Brandon Long, Mr. Don Gates, Mrs. Julie Gates, Mr. Malcom Smith, Mr. Tommy Batton, Mr. Arnold Reddick, Mr. Larry Hendricks, Mrs. Judy Reddick, Mr. Gerald Cots

VI. PUBLIC HEARINGS

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Chairman Dave Burns stated all items voted on would be presented at the May 15, 2018 Board of Commissioners meeting at 6:00 pm as a public hearing (with the exception of residential business and pond requests)

Oak Hill Cemetery Association - PUBLIC HEARING (1): The applicant requests to rezone 5.67 acres for **[Map# 329 Parcel# 41A]** located on Oconee Avenue & First Street, Meldrim from **I-1** to **AR-1** to allow for cemetery lots. **(First District)**

Mr. Ernest Slater, the Vice President of the Oak Hill Cemetery Association stated that they had acquired the land for the IDA and need to rezone to allow for the cemetery.

Mrs. Juanita Golden made a motion to approve the request with staff recommendations

1. Lot meets the requirements of the AR-1 zoning district.
2. Site development plans comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
3. All wetland impacts permitted by USACE.

The motion was seconded by Mr. Peter Higgins. The motion carried unanimously.

Oak Hill Cemetery Association - PUBLIC HEARING (2): The applicant requests a conditional use for **[Map# 329 Parcel# 41A]** located on Oconee Avenue & First Street, Meldrim to allow for cemetery lots. **(First District)**

Mrs. Juanita Golden made a motion to approve the request with staff recommendations

1. Follow all requirements of **Section 3.6 - Cemeteries, mausoleums and crematories**.

The motion was seconded by Mr. Alan Zipperer. The motion carried unanimously.

Raymond Oldland - PUBLIC HEARING (3): The applicant requests a rural business for **[Map# 398 Parcel# 37]** located at 198 Boone Road for “R.E. Oldland Construction”, zoned **AR-2**. **(Second District)**

Mr. Raymond Oldland stated that he receives cabinets to the property and stores them until ready to install at job sites. He has a 1470 square foot storage building and two shipping containers that are used for storage for his business. Mr. Tim Webber owns the property adjacent to Mr. Oldland and said that one of the shipping containers are placed in the front yard of the property closest to his property, the county ordinance states that any storage should be placed in the rear or side of the property. The ordinance also states that anything used for the business is limited to 1000 square feet.

Mr. Alan Zipperer made a motion to approve the request with the following stipulations:

1. Follow 3.15B- Rural Businesses
2. Area for business is limited to 2200 square feet.
3. Area shall be screened from surrounding property.
4. Any structures shall be located to the rear or side of the house unless it is at least 100 feet from the front property line.
5. All wetland impacts permitted by USACE.

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The motion was seconded by Mr. Brad Smith. The motion carried unanimously.

Sharon Moore - PUBLIC HEARING (4): The applicant requests to rezone 0.9 acres for [Map# 414 Parcel# 3] located at 699 Blue Jay Road from **AR-1** to **AR-2**. **(Second District)**

Mrs. Sharon Moore stated that the property she would like to rezone is connected to another piece of property that is separated by Blue Jay Road. She wants to separate the property to sell and keep the property with the house and septic.

Mr. Alan Zipperer made a motion to approve the request with the staff recommendations:

1. Lot meets the requirements of the AR-2 zoning district.
2. Site development plans comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
3. All wetland impacts permitted by USACE.
4. Subdivision plat must be approved by the zoning office and health department.

The motion was seconded by Mr. Peter Higgins. The motion carried unanimously.

Thomas & Hutton (Atlantic Investors Real Estate Co.) - PUBLIC HEARING (5):

The applicant requests a PD Text Amendment for [Map# 466 Parcel# 8, 8A, 8B, 10 & 11] located on Hwy 21 South & Old Augusta Road South. **(Second District)**

Mr. Murray Marshall stated that the property is zoned PD-MU from 2008. Mr. Marshall read through the PD Text, page 1 & 2 Section A to keep the stricken text. Page 5, update table to remove the three asterisks under multi-family and keep the density at 9 units per acre. Page 9, Section E update table with corrected calculations. Page 10, Section H regarding the clearing of wetlands and Section J regarding access, parking, signs and buffers, page 11 regarding pole lighting. There will be no access to Goshen Hills subdivision through this development. The closest point to the industrial development on the Exley tract to Goshen Hills is 900 feet. There is 600 feet of buffer between the industrial development and residential development on the Exley tract made up of wetlands and buffers. Mr. Steve Davis, Effingham County Administrator stated that he has concerns of the traffic flow for Effingham County. He believes that there should be future connectivity to the Effingham Parkway. The site plan shows that the right-of-way that will travel the length of the county line (property line), referencing the 2018 PD-MU District Master Plan. Mr. Davis also stated that there should be adequate water pressure to the property whether a mini-booster or tower be installed. Mrs. Cindy Harper asked about the industrial warehousing that is proposed, what type of warehouses? Will they be similar to what is being built on Jimmy DeLoach Parkway? Mr. Mike Gillesbee is a resident of Goshen Hills subdivision and asked about the buffer between the Exley Tract and Goshen Hills. There is 15 feet undisturbed buffer with the additional 30 feet setback.

Mr. Alan Zipperer made a motion to table the item to the end of the meeting. The motion was seconded by Mrs. Juanita Golden. The motion carried unanimously.

Wayne McCullough - PUBLIC HEARING (6): The applicant requests to rezone 2 acres for [Map# 340 Parcel# 21] located at 2385 Old Dixie Hwy from **AR-1** to **AR-2**. **(Third District)**

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No one present for or against the item requested. Mr. RC Barenchik stated that the rezone is to subdivide the property for a family member.

Mr. Peter Higgins motioned to approve the request with the following stipulations

1. Lot meets the requirements of the AR-2 zoning district.
2. Site development plans comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
3. All wetland impacts permitted by USACE.
4. Subdivision plat must be approved by the zoning office and health department.

Mr. Alan Zipperer seconded the motion. The motion carried unanimously.

John Brandon Long - PUBLIC HEARING (7): The applicant requests to rezone 6 acres for [Map# 425 Parcel# 8] located at 1905 Stillwell Clyo Road from **AR-1** to **I-1** to allow for a surface mine. **(Third District)**

Mr. Brandon Long wants to rezone the property for a mining permit. He will have the McGraley Company digging the surface mine.

Mr. Alan Zipperer motioned to approve the request with the following stipulations:

1. Lot meets the requirements of the I-1 zoning district.
2. Meet the requirements of **Section 3.17- Excavation, mining, ponds, and fills of land and/or state federal jurisdictional waters or wetlands**
3. Site development plans comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
4. All wetland impacts permitted by USACE.
5. Subdivision plat must be approved by the zoning office and health department.

Mrs. Juanita Golden seconded the motion. The motion carried unanimously.

Don & Julie Gates - PUBLIC HEARING (8): The applicant requests to rezone 0.63 acres for [Map# 465J Parcel# 1A] located at 5919 Hwy 21 South from **R-1** to **B-1** to allow for a doctor office and general offices. **(Fifth District)**

Mrs. Julie Gates stated that they bought the property two months ago and would like to rezone the property to allow for their medical practice to be located on the property. They would only use 1000 square feet of the building for the medical practice and rent the remaining 2000 square feet to another office, maybe to have a lawyer's office. They are working with Toss Allen an engineer for the site plan for the parking spaces. They are asking to keep the 30 foot buffer and 16 parking spaces for the business. Mr. Malcom Smith is a resident at an adjacent property and is opposed to the rezoning and the proposed business. Mr. Gerald Cots is also a resident in the neighborhood and he is also opposed to the rezoning. Mr. Arnold Reddick, a resident, opposed to the rezoning for a business in a residential area. Mr. Tommy Batton, a resident, opposed of the rezoning for a business. Mr. Larry Hendricks, a resident, opposed to the rezoning for a business. Mrs. Cindy Harper, a resident, opposed to the rezoning for a business. The residents have stated that the property owner has tried a few times in the past to have the property rezoned to commercial. Mr. Dave Burns asked what the dates were. Mr. RC Barenchik stated that in 1993 an application for rezoning was applied for but was later withdrawn before being heard before the board, and in 1996 an application for a conditional use was applied for and approved to operate a

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sign company. Mrs. Judy Reddick, a resident, opposed to the rezoning for a business, stated that the entrance to the property would cause a problem for traffic. All of the residents from the adjacent neighborhood present at the meeting stated that the intersection at Highway 21 and Chimney Road is a terrible intersection. A lot of drivers will cut through their neighborhood to cross Highway 21 in the turn lane.

Mr. Peter Higgins motioned to deny the request. Mr. Alan Zipperer seconded the motion. The motion carried unanimously.

Don & Julie Gates - PUBLIC HEARING (8): The applicant requests to rezone 0.63 acres for **[Map# 465J Parcel# 1A]** located at 5919 Hwy 21 South from **R-1** to **B-1** to allow for a doctor office and general offices. **(Fifth District)**

Mr. Peter Higgins motioned to deny the request. Mr. Alan Zipperer seconded the motion. The motion carried unanimously.

7:31 pm Mr. Alan Zipperer made a motion to take a recess before continuing the meeting. Mr. Peter Higgins seconded the motion. The motion carried unanimously.

7:46 pm Chairman Dave Burns called the meeting to order.

Thomas & Hutton (Atlantic Investors Real Estate Co.) - PUBLIC HEARING (5):

The applicant requests a PD Text Amendment for **[Map# 466 Parcel# 8, 8A, 8B, 10 & 11]** located on Hwy 21 South & Old Augusta Road South. **(Second District)**

Mr. Murray Marshall stated that the water pressure is a building permit issue and will be addressed at the time building permits are applied for and issued, but there will be adequate water pressure when the time comes. Regarding the right-of-way the stretch of potential road follows the county line. Mr. Davis asked about changing the right-of-way to connect to the infrastructure in the development to have future connectivity to the Effingham Parkway. This development will be adding industrial projects and only has one access that will affect the traffic flow for Effingham County.

Mr. Alan Zipperer motioned to approve the request as amended with the following changes:

1. Keep the stricken text from Section A on pages 1 and 2.
 2. Update table to remove three asterisks under multi-family and to keep the density at 9 units per acre on page 5.
 3. The berm between the Industrial and the Multifamily will be removed and replaced with a 100' undisturbed buffer and a 200' building setback, to total 400', on page 6.
 4. Update table with corrected calculations in Section E, table E-1, page 9.
 5. Update table to show corrected building square footage for Industrial in Section F, table F-1, page 9.
 6. Wetlands, Section H, no machine clearing, page 10.
- The request was seconded by Mr. Peter Higgins. The motion carried unanimously.

VII. ADJOURNMENT

There being no further business, the meeting adjourned at 8:14 pm.

**CHAIRMAN OF PLANNING BOARD
EFFINGHAM COUNTY, GEORGIA**

DATE

PLANNING BOARD SECRETARY

DATE